

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Reading

State: PA

PJ's Total HOME Allocation Received: \$14,780,885

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	91.24 %	93.68 %	27	91.92 %	42	45	
% of Funds Disbursed	89.22 %	87.26 %	10	82.65 %	73	78	
Leveraging Ratio for Rental Activities	3.57	4.74	18	4.67	48	41	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.70 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.63 %	70.97 %	27	68.72 %	20	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.99 %	82.23 %	14	79.93 %	54	60	
% of 0-30% AMI Renters to All Renters***	59.76 %	37.71 %	3	44.94 %	71	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	98.47 %	20	94.87 %	44	46	
Overall Ranking:			In State:	12 / 29	Nationally:	65 66	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,169	\$19,492		\$25,717	246 Units	37.00 %	
Homebuyer Unit	\$25,334	\$15,617		\$14,669	186 Units	28.00 %	
Homeowner-Rehab Unit	\$12,460	\$15,974		\$20,391	232 Units	34.90 %	
TBRA Unit	\$0	\$5,749		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Reading PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$37,668	\$62,242	\$12,439
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	40.3	23.1	50.0	0.0	Single/Non-Elderly:	18.1	71.5	27.8	0.0
Black/African American:	18.5	11.8	19.1	0.0	Elderly:	44.4	1.1	20.0	0.0
Asian:	0.0	0.5	0.0	0.0	Related/Single Parent:	25.1	14.0	25.7	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.1	13.4	19.6	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0	Other:	3.3	0.0	7.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.5	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	4.5	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	35.8	64.0	30.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	51.4	15.1	30.0	0.0	Section 8:	11.5	0.0 [#]		
2 Persons:	20.2	18.8	23.0	0.0	HOME TBRA:	6.6			
3 Persons:	13.2	32.3	20.9	0.0	Other:	21.8			
4 Persons:	11.9	19.9	13.5	0.0	No Assistance:	60.1			
5 Persons:	2.5	9.1	3.5	0.0					
6 Persons:	0.0	2.2	4.8	0.0					
7 Persons:	0.4	2.2	3.5	0.0					
8 or more Persons:	0.4	0.5	0.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			128	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Reading State: PA Group Rank: 65
(Percentile)
State Rank: 12 / 29 PJs Overall Rank: 66
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	48.63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

